

... and we're back to fire safety, with an Order that is a model of neither clarity nor simplicity, despite – or perhaps in part because of – the lengthy list of definitions in article 2.

Article 5 of the Regulatory Reform (Fire Safety) Order 2005 distinguishes between premises that are a “workplace” and those that are not. In both, the “responsible person” must ensure that “any duty imposed by articles 8 to 22 or by regulations made under article 24 is complied with in respect of those premises”. Where premises are not a workplace, the responsible person must comply “so far as the requirements relate to matters within his control”.

The obligation also falls on “every person, other than the responsible person ... who has, to any extent, control of those premises so far as the requirements relate to matters within his control”, including those who, “to the extent that their obligation so extends”, have, “by virtue of any contract or tenancy, an obligation of any extent in relation to— (a) the maintenance or repair of any premises, including anything in or on premises; or (b) the safety of any premises”.

Finally, by article 5(5), articles 8 to 22 & any regulations made under article 24 only require the taking or observance of general fire precautions in respect of “relevant persons”... #notsimple

